# U.S. Department of Housing and Urban Development Office of Public and Indian Housing

Small PHA Plan Update Annual Plan for Fiscal Year: 2002

NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES

HUD 50075 OMB Approval No: 2577-0226 Expires: 03/31/2002

#### PHA Plan Agency Identification

PHA Name: Negaunee Housing Commission					
PHA Number: MI068					
PHA Fiscal Year Beginning: 01/2002					
PHA Plan Contact Information:  Name: Marcia M. Waters  Phone: (906) 475-9107  TDD: N/A  Email: mmwaters@chartermi.net					
Public Access to Information Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)  X Main administrative office of the PHA PHA development management offices					
<b>Display Locations For PHA Plans and Supporting Documents</b>					
The PHA Plans (including attachments) are available for public inspection at: (select all that apply)  X					
PHA Plan Supporting Documents are available for inspection at: (select all that apply)  X Main business office of the PHA PHA development management offices Other (list below)					
PHA Programs Administered:					
Public Housing and Section 8 Section 8 OnlyX Public Housing Only					

#### i. Annual PHA Plan Fiscal Year 2002

[24 CFR Part 903.7]

#### ii. Table of Contents

Provide a table of contents for the Plan, including attachments, and a list of supporting documents available for public inspection. For Attachments, indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

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	Plan text)	
X	_ Other	
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#### iii. Executive Summary

[24 CFR Part 903.7 9 (r)]

At PHA option, provide a brief overview of the information in the Annual Plan

The Annual Plan and Five Year Plan are the working bible of the Negaunee Housing Commission. You have at your fingertips the rules, regulations, policies, procedures, and long range goals.

Many dramatic changes in the local housing market have created many challenges. The Negaunee Housing Commission strives hard to turn challenges into opportunities. One example is information received from Town & Country, a local real estate company. "Normally in Negaunee, 12 – 16 homes are on the market at any one time (single family). Now there are 27 single family homes and 11 multi-family."

The Negaunee Housing Commission continues programs and services that help to meet the needs of the current residents and the housing needs of our community. Generally speaking, our population base, the population that is looking for apartments, has changed. People tend to stay in their home much longer now. The majority of applications we receive are from individuals who need a variety of services and prefer not to live alone.

Negaunee Housing Commission has been affected greatly by the dramatic housing availability in our local area. Many of the apartments at Lakeview Apartments are very small apartments with no storage space. At the current time, the first stage of an ongoing project is underway. Moneys from CIAP and Capital Funds will make it possible to construct a storage unit to provide storage for the residents of Project I of Lakeview Apartments.

The Annual Plan is an outline of what we are currently doing plus goals and objectives to continue to improve all aspects of Negaunee Housing Commission's Lakeview Apartments.

The plans, goals, objectives, policies and financial summary are the means by which the mission of the Negaunee Housing Commission will be accomplished and will be consistent with the Consolidated Plan.

The Negaunee Housing Commission's Lakeview Apartments are an asset to the local community and to the Department of Housing and Urban Development.

#### 1. Summary of Policy or Program Changes for the Upcoming Year

In this section, briefly describe changes in policies or programs discussed in last year's PHA Plan that are not covered in other sections of this Update.

The Mission of the Negaunee Housing Commission, to be the area's affordable housing of choice by providing and maintaining drug free, decent, safe, and sanitary housing in a cost-effective manner for eligible families, remains the same. We strive to provide options that promote maximum independence and dignity, yet make available services necessary to insure security and peace of mind. If in the course of the year the Department of Housing and Urban Development requires public housing to make changes in policies or programs, the Negaunee Housing Commission will abide

The Negaunee Housing Commission Staff and Board Members, Resident Council and Resident Advisory Board will work together to look for means and opportunities to improve Lakeview Apartments. This continues to be an on going effort. An extreme amount of thought, research, and time went into developing the Agency Plan and Five Year Plan of the Negaunee Housing Commission in compliance with the Quality Housing and Work Responsibility Act of 1998. There is an abundance of information. However, the majority of the residents are not interested until they are personally effected. This year no major changes occurred. We did clarify certain point in the ACOP, the Lease, and the Pet Policy. Continual research on the appropriateness of voluntary conversion of Negaunee Housing Commission will be done pending additional instruction and guidance.

Negaunee Housing Commission has eighty apartments available. Only two of these apartments are occupied by residents that are in the category of eighteen or above. Those two residents are both working. The remaining seventy-eight apartments are occupied by residents that are either over sixty-two years of age or are disabled. This particular population does not accept change well. Yes, some change is good, even great, just not well accepted by the population we deal with on the day-to-day basis. So whenever possible, we try to limit change in policy or programs to the greatest extent possible.

2. Capital Improvement Needs
[24 CFR Part 903.7 9 (g)]
Exemptions: Section 8 only PHAs are not required to complete this component.
A. X Yes No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?
B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? $$103,874.00$
C. X Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.
D. Capital Fund Program Grant Submissions
(1) Capital Fund Program 5-Year Action Plan

The Capital Fund Program 5-Year Action Plan is provided as Attachment C

3. Demolition and Disposition (N/A) [24 CFR Part 903.7 9 (h)]	
Applicability: Section 8 only PHAs are not required to complete this section.	
1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to next component; if "yes", complete one activity description for each development.)	
2. Activity Description	
Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)	
1a. Development name:  1b. Development (project) number:  2. Activity type: Demolition	
7. Relocation resources (select all that apply)  Section 8 for units Public housing for units Preference for admission to other public housing or section 8 Other housing for units (describe below)  8. Timeline for activity: a. Actual or projected start date of activity:	
b. Actual or projected start date of relocation activities: c. Projected end date of activity:	

4. Voucher Homeownership Program	
[24 CFR Part 903.7 9 (k)]	
CFR part 982 ? (If "No", s	inister a Section 8 Homeownership program The U.S.H.A. of 1937, as implemented by 24 kip to next component; if "yes", describe each low (copy and complete questions for each
and requiring that at least 1 percent of resources  Requiring that financing for purchase of will be provided, insured or guarantee with secondary mortgage market under accepted private sector underwriting some Demonstrating that it has or will acquired.	ister the program by (select all that apply): downpayment requirement of at least 3 percent the downpayment comes from the family's of a home under its section 8 homeownership d by the state or Federal government; comply rewriting requirements; or comply with generally tandards
5. Safety and Crime Prevention: PHDE [24 CFR Part 903.7 (m)]	CP Plan
Exemptions Section 8 Only PHAs may skip to the next com PHDEP Plan meeting specified requirements prior to receip	
A. Yes X No: Is the PHA eligible to particitation this PHA Plan?	pate in the PHDEP in the fiscal year covered by
B. What is the amount of the PHA's estimated or upcoming year? \$ N/A	r actual (if known) PHDEP grant for the
C Yes X No Does the PHA plan to part yes, answer question D. If no, skip to next composition	
D Yes No: The PHDEP Plan is attack	hed at Attachment

# 6. Other Information [24 CFR Part 903.7 9 (r)]

A. Resident	Advisory Board (RAB) Recommendations and PHA Response
1. <u>X</u> Yes	No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
-	the comments are Attached at Attachment : <u>F</u> nents of Resident Advisory Board
3. In what m	anner did the PHA address those comments? (select all that apply)  The PHA changed portions of the PHA Plan in response to comments  A list of these changes is included  Yes No: below or Yes No: at the end of the RAB Comments in Attachment  Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the at the end of the RAB Comments in Attachment _F.
R Stataman	Other: (list below)  t of Consistency with the Consolidated Plan
	able Consolidated Plan, make the following statement (copy questions as many times as necessary).
Michi 2. The PHA	ted Plan jurisdiction: (provide name here) gan has taken the following steps to ensure consistency of this PHA Plan with the ted Plan for the jurisdiction: (select all that apply)
	The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.  The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.  The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.  Activities to be undertaken by the PHA in the coming year are consistent with specific initiatives contained in the Consolidated Plan. (list such initiatives below)
	Improve and preserve the existing affordable housing stock and neighborhoods with the use of Capital Funds; and Develop linkages between housing and service sectors to provide greater housing opportunities for households with special needs.

	 Other: (list below)
3.	No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

#### C. Criteria for Substantial Deviation and Significant Amendments

#### 1. Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

✓ The Negaunee Housing Commission defines substantial deviation or significant amendments or modifications are discretionary changes in the plans or policies of the housing commission that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners.

#### A. Substantial Deviation from the 5-year Plan:

✓ Any essential change in order from the established 5-Year Plan as described in the Agency Plan.

#### A. Significant Amendment or Modification to the Annual Plan:

✓ The Negaunee Housing Commission recognizes HUD's definition as provided in Notice PIH99-51 III 'G' Definition of "Substantial Deviation" and "Significant Amendment or Modification" [903.7®]

## Attachment A

#### **Supporting Documents Available for Review**

PHAs are to indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review				
Applicable &	Supporting Document	Related Plan Component		
On Display X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans		
	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans		
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans		
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs		
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources		
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies		
N/A	Any policy governing occupancy of Police Officers in Public Housing  check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies		
N/A	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies		
X	Public housing rent determination policies, including the method for setting public housing flat rents  X check here if included in the public housing A & O Policy	Annual Plan: Rent Determination		

HUD 50075 OMB Approval No: 2577-0226 Expires: 03/31/2002

List of Supporting Documents Available for Review					
Applicable Supporting Document Related F					
&		Component			
On Display					
	Schedule of flat rents offered at each public housing development	Annual Plan: Rent			
X	X check here if included in the public housing	Determination			
	A & O Policy				
	Section 8 rent determination (payment standard) policies	Annual Plan: Rent			
N/A	check here if included in Section 8 Administrative	Determination			
	Plan				
V	Public housing management and maintenance policy documents,	Annual Plan:			
X	including policies for the prevention or eradication of pest	Operations and			
	infestation (including cockroach infestation)	Maintenance			
X	Results of latest binding Public Housing Assessment System	Annual Plan:			
Λ	(PHAS) Assessment	Management and Operations			
	Follow-up Plan to Results of the PHAS Resident Satisfaction	Annual Plan:			
	Survey (if necessary)	Operations and			
N/A	Survey (If necessary)	Maintenance and			
11/11		Community Service &			
		Self-Sufficiency			
	Results of latest Section 8 Management Assessment System	Annual Plan:			
N/A	(SEMAP)	Management and			
		Operations			
	Any required policies governing any Section 8 special housing	Annual Plan:			
	types	Operations and			
N/A	check here if included in Section 8 Administrative	Maintenance			
	Plan				
	Public housing grievance procedures	Annual Plan: Grievance			
***	check here if included in the public housing	Procedures			
X	A & O Policy	4 1 701			
N/	Section 8 informal review and hearing procedures	Annual Plan:			
X	check here if included in Section 8 Administrative	Grievance Procedures			
	Plan	1 1 1 2 1 1			
v	The HUD-approved Capital Fund/Comprehensive Grant Program	Annual Plan: Capital			
X	Annual Statement (HUD 52837) for any active grant year	Needs			
v	Most recent CIAP Budget/Progress Report (HUD 52825) for any	Annual Plan: Capital			
X	active CIAP grants  Approved HOPE VI applications or, if more recent, approved or	Needs Annual Plan: Capital			
X	submitted HOPE VI Revitalization Plans, or any other approved	Needs Capital			
Λ	proposal for development of public housing	TYCCUS			
	Self-evaluation, Needs Assessment and Transition Plan required	Annual Plan: Capital			
X	by regulations implementing §504 of the Rehabilitation Act and	Needs			
11	the Americans with Disabilities Act. See, PIH 99-52 (HA).	1.3046			
	Approved or submitted applications for demolition and/or	Annual Plan:			
N/A	disposition of public housing	Demolition and			
		Disposition			
	Approved or submitted applications for designation of public	Annual Plan:			
N/A	housing (Designated Housing Plans)	Designation of Public			
		Housing			

List of Supporting Documents Available for Review					
Applicable & On Display	Supporting Document	Related Plan Component			
X	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing			
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership			
N/A	Policies governing any Section 8 Homeownership program (sectionof the Section 8 Administrative Plan)	Annual Plan: Homeownership			
X	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency			
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency			
X	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency			
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency			
N/A	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention			
N/A	PHDEP-related documentation:  Baseline law enforcement services for public housing developments assisted under the PHDEP plan;  Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15);  Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities;  Coordination with other law enforcement efforts;  Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and  All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan.	Annual Plan: Safety and Crime Prevention			
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) check here if included in the public housing A & O Policy	Pet Policy			

List of Supporting Documents Available for Review				
Applicable & On Display	Supporting Document	Related Plan Component		
X	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit		
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs		
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)		

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name:		Grant Type and Number			Federal FY of Grant:
		Capital Fund Program: MI33	-P068-50100		
NEGA	UNEE HOUSING COMMISSION	Capital Fund Program			2000
		Replacement Housing Fa			
	iginal Annual Statement		Disasters/ Emergencies X	Revised Annual Statement	(revision no: 1)
	rformance and Evaluation Report for Period Ending:		ce and Evaluation Report		1.6
Line	Summary by Development Account	Total Estim	nated Cost	Total Ac	tual Cost
No.		0		0111	
	T I. GPD P I	Original	Revised	Obligated	Expended
1	Total non-CFP Funds	4.077.00			
2	1406 Operations	4,855.00	4,322.00	724.14	724.14
3	1408 Management Improvements	3,750.00	2,350.00	585.84	585.84
4	1410 Administration	8,639.00	7,692.00	7,692.00	4,850.62
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	12,150.00	15,539.00	15,539.00	.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	1,500.00	.00	.00	.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	66,836.00	69,902.00	69,902.00	.00
13	1475 Nondwelling Equipment	4,150.00	2,075.00	.00	.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	101,880.00	101,880.00	94,442.98	6,160.60
21	Amount of line 20 Related to LBP Activities	, , , , ,	,	,	,
22	Amount of line 20 Related to Section 504 Compliance				

Ann	Annual Statement/Performance and Evaluation Report								
Capi	Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary								
PHA N	ame:	Grant Type and Number			Federal FY of Grant:				
NEGA	UNEE HOUSING COMMISSION	Capital Fund Program: MI3 Capital Fund Program Replacement Housing F	2000						
Or	iginal Annual Statement	Reserve for	Disasters/ Emergencies X	Revised Annual Statement	(revision no: 1)				
Pe	rformance and Evaluation Report for Period Ending:_	Final Performai	nce and Evaluation Report						
Line	Summary by Development Account	Total Estin	mated Cost	Total Ac	tual Cost				
No.									
23	Amount of line 20 Related to Security								
24	Amount of line 20 Related to Energy Conservation								
	Measures								

# Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages

PHA Name:  NEGAUNEE HOUSING COMMISSION		Grant Type and Nu Capital Fund Progr Capital Fund Progr Replacement I	am #: MI33-P068	Federal FY of Grant: 2000				
Development Number	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estim	nated Cost	Total Actual Cost		Status of Proposed
Name/HA-Wide Activities	<u> </u>			Original	Revised	Funds Obligated	Funds Expended	Work
MI-068-HA-WIDE	Operations	1406		4,000.00				
MI-068-HA-WIDE	Advertisement	1406		322.00				
MI-068-HA-WIDE	Management Improvements	1408		2,000.00				
MI-068-HA-WIDE	Environmental Review	1408		350.00				
MI-068-HA-WIDE	Office Secretary	1410		7692.00				
MI-068-HA-WIDE	Architect Fee	1430		15,539.00				
MI-068-001	Residential Storage – Outer Shell	1470		69,902.00				
MI-068-001	Maintenance & Computer Equipment	1475		2,075.00				

Annual Statement/Performance and Evaluation Report										
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)										
Part III: Implementation Schedule										
PHA Name:			rant Type and Nur				Federal FY of Grant:			
NEGAUNEE HOUSING	G COMMISSIO			m #: MI33-P06 m Replacement Hou			2000			
Development Number	All	Fund Obli	igated	A	ll Funds Expended	1	Reasons for Revised Target Dates			
Name/HA-Wide Activities		art Ending			uarter Ending Date					
	Original	Revised	d Actual	Original	Revised	Actual				
MI-068-001	09/30/2001			09/30/2001						
MI-068-HA-WIDE	09/30/2001			09/30/2001						

Ann	ual Statement/Performance and Evalua	ation Report			
Capi	ital Fund Program and Capital Fund P	rogram Replacement	Housing Factor (	CFP/CFPRHF) Par	t 1: Summary
PHA N		Grant Type and Number		ŕ	Federal FY of Grant:
NEGA	ANTER HOUGING CONDUCTION	Capital Fund Program: MI33-p	068-50101		2001
NEGA	UNEE HOUSING COMMISSION	Capital Fund Program Replacement Housing Fact	tor Grant No:		2001
ΥΩ	riginal Annual Statement		Disasters/ Emergencies	Revised Annual Statemer	nt (ravision no. )
	erformance and Evaluation Report for Period Ending:			Kevised Annual Statemen	it (i evision no)
Line	Summary by Development Account	Total Estima		Total Ac	tual Cost
No.	summary by Development recount	Total Estima	ica cost	10001110	tuui Cost
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				•
2	1406 Operations	3,605.00		300.00	300.00
3	1408 Management Improvements	4,800.00			
4	1410 Administration	8,278.00			
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	4,655.00			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable	800.00			
12	1470 Nondwelling Structures	77,836.00			
13	1475 Nondwelling Equipment	3,900.00			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	103,874.00		300.00	300.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				

Ann	Annual Statement/Performance and Evaluation Report								
Cap	Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary								
PHA N	ame:	Grant Type and Number			Federal FY of Grant:				
NEGA	UNEE HOUSING COMMISSION	Capital Fund Program: MI3; Capital Fund Program Replacement Housing F		2001					
<u>X</u> O	riginal Annual Statement	Reserve fo	r Disasters/ Emergencies	Revised Annual Statemen	nt (revision no:)				
P	erformance and Evaluation Report for Period Ending:	Final Performance	and Evaluation Report						
Line	Summary by Development Account	Total Esti	nated Cost	Total Ac	tual Cost				
No.									
24	Amount of line 20 Related to Energy Conservation								
	Measures								

#### Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

**Part II: Supporting Pages** 

PHA Name:  NEGAUNEE HOUSING COMMISSION		Grant Type and Nu Capital Fund Progra Capital Fund Progra	Federal FY of Grant: 2001					
			Housing Factor #	:	2001	2001		
Development Number	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estim	ated Cost	Total Ac	tual Cost	Status of Proposed
Name/HA-Wide Activities				Original	Revised	Funds Obligated	Funds Expended	Work
MI-068-HA-WIDE	Operations	1406		3,105.00				
MI-068-HA-WIDE	Emergency Overtime (Maintenance)	1406		600.00				
MI-068-HA-WIDE	Management Improvements	1408		3,000.00				
MI-068-HA-WIDE	Environmental Review	1408		300.00				
MI-068-HA-WIDE	Lead Base Paint Testing	1408		1,500.00				
MI-068-HA-WIDE	Office Secretary	1410		8,278.00				
MI-068-001 & 002	Architect Fee (9% of 51,727.00)	1430		4,655.00				
MI-068-001	Kitchen Range Replacements (2)	1465		800.00				
MI-068-001	Residential Storage – Outer Shell	1470		26,109.00				
MI-068-001	Residential Storage – Interior	1470		45,727.00				
MI-068-001	Elevator Dormer – Ventilation	1470		6,000.00				
MI-068-HA-WIDE	Computer Equipment	1475		3,300.00				
MI-068-HA-WIDE	Maintenance Equipment	1475		500.00				

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part III: Implem	entation Sc	chedule	•						
PHA Name:			ant Type and Nur				Federal FY of Grant:		
NEGAUNEE HOUSING	COMMISSIO			m #: <b>MI33-P068</b> m Replacement Hou			2001		
Development Number	All	Fund Obli	•		ll Funds Expended	l	Reasons for Revised Target Dates		
Name/HA-Wide Activities	(Qua	art Ending	Date)	(Q	uarter Ending Date	e)			
	Original	Revised	d Actual	Original	Revised	Actual			
MI-068-001	09/30/2002			09/30/2004					
MI-068-HA-WIDE	09/30/2002			09/30/2004					

#### **Capital Fund Program 5-Year Action Plan**

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

	CFP 5-Year Action Plan		
X Original states	ment Revised statement		
Development Number MI068			
MI068001 & 002	LAKEVIEW APARTMENTS		
_	led Physical Improvements or Management	<b>Estimated Cost</b>	Planned Start Date
Improvements			(HA Fiscal Year)
<ul> <li>Maintenanc</li> </ul>	e Emergency Over Time, Operations	41,092.00	2002, 2003, 2004, 2005, 2006
<ul> <li>Management</li> </ul>	nt Improvements, Environmental Review, Lead Base Paint	22,800.00	2002, 2003, 2004, 2005, 2006
<ul> <li>Lavatory Re Insulation, I Public Area</li> <li>Ranges, Mic</li> <li>Residential</li> <li>Computer E</li> </ul>	Landscaping, Additional Parking with Lighting enovation (Project I), Door Replacements, Elevator Repairs, Bedroom Lights, Boiler Room Update, Paint & Repairs in s	43,872.00 21,204.00 11,200.00 182,650.00 18,354.00 136,836.00 41,362.00	2002, 2003, 2004, 2005, 2006 2002, 2003, 2004, 2005, 2006 2003, 2004 2003, 2004, 2005, 2006 2002, 2003, 2004, 2005 2002, 2003, 2004, 2005, 2006 2002, 2003, 2004, 2005, 2006
Total estimated cost	t over next 5 years	\$519,370.00	

#### **PHA Public Housing Drug Elimination Program Plan**

Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices. **Section 1: General Information/History** A. Amount of PHDEP Grant \$ B. Eligibility type (Indicate with an "x") N1 N2 R C. FFY in which funding is requested D. Executive Summary of Annual PHDEP Plan In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long E. Target Areas Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area. Unit count information should be consistent with that available in PIC. **PHDEP Target Areas Total # of Units within Total Population to** (Name of development(s) or site) the PHDEP Target be Served within Area(s) the PHDEP Target Area(s) F. Duration of Program Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an "x" to indicate the length of program by # of months. For "Other", identify the # of months). 12 Months 18 Months 24 Months

#### **G. PHDEP Program History**

Indicate each FY that funding has been received under the PHDEP Program (place an "x" by each applicable Year) and provide amount of funding received. If previously funded programs <u>have not</u> been closed out at the time of this submission, indicate the fund balance and anticipated completion date. The Fund Balances should reflect the balance as of Date of Submission of the PHDEP Plan. The Grant Term End Date should include any HUD-approved extensions or waivers. For grant extensions received, place "GE" in column or "W" for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Grant Start Date	Grant Term End Date
FY 1995						
FY 1996						
FY 1997						
FY1998						
FY 1999						

#### Section 2: PHDEP Plan Goals and Budget

#### A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

**B.** PHDEP Budget Summary
Enter the total amount of PHDEP funding allocated to each line item.

FFY PHDEP Budget Sur	mmary
Original statement	
Revised statement dated:	
Budget Line Item	Total Funding
9110 - Reimbursement of Law Enforcement	
9115 - Special Initiative	
9116 - Gun Buyback TA Match	
9120 - Security Personnel	
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	
9160 - Drug Prevention	
9170 - Drug Intervention	
9180 - Drug Treatment	
9190 - Other Program Costs	
TOTAL PHDEP FUNDING	

#### C. PHDEP Plan Goals and Activities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

9110 - Reimbursement of Law Enforcement		Total PHDEP Funding: \$
Goal(s)		
Objectives		

Proposed Activities	# of	Target	Start	Expected	PHEDE	Other Funding	Performance Indicators
	Persons	Population	Date	Complete	P	(Amount/	
	Served			Date	Funding	Source)	
1.							
2.							
3.							

9115 - Special Initiative			Total PHDEP Funding: \$				
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/ Source)	Performance Indicators
1.							
2.							
3.							

9116 - Gun Buyback TA Match						Total PHDEP Funding: \$				
Goal(s)										
Objectives										
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators			
1.										
2.										
3.										

9120 - Security Personnel			Total PHDEP Funding: \$				
Goal(s)					11		
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9130 – Employment of			Total PHDEP Funding: \$				
Goal(s) Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. 2. 3							

9140 – Voluntary Tenant Pati			Total PHDEP Funding: \$				
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2. 3.							

9150 - Physical Improvements			Total PHDEP Funding: \$				
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							_

9160 - Drug Prevention			Total PHDEP Funding: \$				
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators

1.				
2.				
3.				

9170 - Drug Intervention			Total PHDEP Funding: \$				
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9180 - Drug Treatment		Total PHDEP Funding: \$					
Goal(s)							
Objectives							
Proposed Activities	# of Person s Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9190 - Other Program C			Total PHDEP Funds: \$				
Goal(s)							
Objectives							
Proposed Activities	# of Person s Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

Required Attachment $\underline{ D}$ : Resident Member on the PHA Governing Board
1. X Yes Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)
<ul> <li>A. Name of resident member(s) on the governing board:</li> <li>(A) Mrs. Margaret Dahlstrom</li> <li>(B) 98 Croix Street, Apt. 132</li> <li>(C) Negaunee, Michigan 49866</li> </ul>
B. How was the resident board member selected: (select one)?  Elected Appointed
<ul> <li>C. The term of appointment is (include the date term expires):</li> <li>(A) Mrs. Dahlstrom's term expires in January 2002 - "Mrs. Dahlstrom enjoyed her duty as the Resident Member on the Negaunee Housing Commission Board, however, Mrs. Dahlstrom's health has changed making impossible for her to commit to another five year term. Mrs. Dahlstrom was an asset to the Negaunee Housing Commission Board and will be sadly missed by all. A huge "Thank you" to Mrs. Dahlstrom for her time, talent, concern and dedication to the Negaunee Housing Commission. Her service was greatly appreciated.</li> </ul>
(N/A) 2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?  the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis  the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.  Other (explain):
<ul> <li>A. Date of next term expiration of a governing board member:</li> <li>(B) January 2002 – Negaunee Housing Commission's resident member. Mr. Manninen, Negaunee City Manager is notified of the resident member's position opening.</li> </ul>

C. Name and title of appointing official(s) for governing board (indicate appointing

official for the next position):

(C) Mr. Thomas Manninen, Negaunee City Manager

# Required Attachment <u>E</u>: Membership of the Resident Advisory Board or Boards

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

#### RESIDENT ADVISORY BOARD MEMBERS INCLUDE:

Mrs. Betty Hockin, 98 Croix Street, Apt. 267, Negaunee, Michigan 49866 (3 years member - 1999, 2000 and 2001)

Mrs. Inona Certo, 98 Croix Street, Apt. 135, Negaunee, Michigan 49866 (3 years member – 1999, 2000 and 2001)

Mrs. Mary Van Sickle, 98 Croix Street, Apt. 258, Negaunee, Michigan 49866 (2 years member – 1999 and 2001)

Mrs. Mary Ann Criss, 98 Croix Street, Apt. 130, Negaunee, Michigan 49866 (1 year member – 2001)

Mrs. Nancy Crowder, 98 Croix Street, Apt. 248, Negaunee, Michigan 49866 (1 year member – 2001)

Ms. Cathalene Brown, 98 Croix Street, Apt. 260, Negaunee, Michigan 49866 (1 year member – 2001)

# NEGAUNEE HOUSING COMMISSION RESIDENT COUNCIL MEMBERS INCLUDE: (Meet once a month – first Monday of the month)

Mrs. Harriet Anderson, 98 Croix Street, Apt. 265, Negaunee, Michigan 49866

Ms. Cathalene Brown, 98 Croix Street, Apt. 260. Negaunee, Michigan 49866

Mr. Robert Gunderson, 98 Croix Street, Apt. 268, Negaunee, Michigan 49866

Mrs. Olive Huot, 98 Croix Street, Apt. 127, Negaunee, Michigan 49866

Mr. Raymond Sarasin, 98 Croix Street, Apt. 257, Negaunee, Michigan 49866

Mrs. Mary Van Sickle, 98 Croix Street, Apt. 258, Negaunee, Michigan 49866

Mrs. Hazel Warner, 98 Croix Street, Apt. 229, Negaunee, Michigan 49866

# ATTACHMENT <u>F</u>: COMMENTS OF RESIDENT ADVISORY BOARD & EXPLANATION OF PHA RESPONSE

The Resident Advisory Board members met with the Executive Director to discuss Negaunee Housing Commission's Agency Plan and Annual Plan. The discussion was very positive and interesting for all in attendance.

The meeting began with a couple of very positive comments from members of the Resident Advisory Board. The first positive comment concerned the renovation of the kitchen in Project I. "It is just wonderful to have a counter to work on when you are cooking and baking." In the past, the kitchen in Project I had only twelve inches of counter space on both sides of the kitchen sink. No other counter space existed. Moving the refrigerator and adding a cabinet with a thirty-six inch counter top and a cabinet above it for a microwave improved the kitchens tremendously.

Residents from Project II voiced an interest in looking into a Microwave shelf for the kitchen in Project II apartments. After much discussion, it was determined that the design of the current kitchen is such that there is no area to install a microwave shelf unless some of the cabinet area was removed and that space was utilized. The consensus of the residents from Project II that were present was that they liked their kitchens the way they are now.

The second positive discussion revolved around the new siding and additional new lighting completed this year at Lakeview. The new siding has improved the appearance of the building making it appear very modern. It is bright, yet soft and very inviting. Many, many positive comments have been received in reference to the new siding.

Also under discussion was the topic, air conditioners. This past year Negaunee experienced record temperatures with high humidity a record number of days. This is totally out of the ordinary. Consequently, the topic of air conditioners was brought up. The question was posed, "What can we do to have an air conditioner?" Because of the type of windows, crank-out type windows, it has been a problem to find appropriate air conditioners. However, research has been done and a couple of solutions were found. In August, the Neguanee Housing Commission adopted an Air Conditioner Policy that would apply to any resident who would want to have an air conditioner during the summer months.

A comment was made regarding the carpet that had been installed a few years ago. It looks very nice, is a neutral color, so it goes with all types and color of furniture. However, it is hard for the residents to vacuum. No action is necessary. Some residents are frail and weak so many tasks are difficult for them. They are grateful that they are able to live independently.

A question was asked if the sauna was going to get repaired soon. It was mixed opinions on what should be done. Some residents would like it repaired and others, would not. Safety is a concern. At this time there are no funds available to make the repairs that are needed. Estimates came in much higher than expected. It's a nice amenity to have in an

area where a sauna is common to the heritage, but at this time there are items that are more critical to complete to stay competitive in the housing market.

In closing, it was stated, "You have the open door policy – no big problems. If something comes up we come to the office with the question or concern we have." "We are thankful to be living here at Lakeview Apartments." "It's the best move I ever made. I love living here."

# ATTACHMENT <u>G:</u> VOLUNTARY CONVERSIONS INITIAL ASSESSMENT

Negaunee Hosing Commission consists of two projects connected together making on building. The first project, MI068001 was built in 1968 housing fifty-nine one bedroom apartments and one two bedroom apartment. In 1982 the second project MI068002, consist of twenty additional one bedroom apartments were constructed. The additional twenty apartments built in 1982 were connected to the existing sixty apartments, sharing the common heat, water, sewer, laundry, mailroom, community room and elevator. Project I, MI068001 is a low income project and Project II, MI068002 is a very low income project.

The Negaunee Housing Commission calculated a number of different approaches to determine what would be in the best interest of the resident and what would be necessary to keep Negaunee Housing Commission financially stable.

At the present time, based on the calculations completed it would not be appropriate for the Negaunee Housing Commission to convert its apartments from public housing to tenant-based assisted housing.

The calculations are available for review. The current calculations are subject to change pending additional instruction and guidance.

ATTACHMENT H: CAPITAL FUND BUDGETS 2002 – 2005

#### CAPITAL FUNDS FISCAL YEAR 2002 (\$103,874.00) – WORK IN 2003

ITEM	ACCOUNT	WORK ITEM	TOTAL
NO.	NO.		
1.	1408	Management Improvements	4,500.00
2.	1475	Computer Upgrade, etc.	3,500.00
3.	1410	Office Secretary: 52 weeks @ 20	
		Hours @ 8.20 per hour	8528.00
4.	1406	Emergency Overtime: Maintenance	750.00
5.	1475	Maintenance Equipment: tractor,	
		shelving, etc.	3,500.00
6.	1470	Residential Storage - Finishing	12,000.00
7.	1460	Lavatory Renovation: Project I	
		<ul> <li>(A) Lighting/Medicine Cabinet (57)</li> <li>(B) 2<sup>nd</sup> Fl. Ceramic Tile Replacement (32)</li> </ul>	17,100.00
		(B) 2 FI. Ceramic The Replacement (32)	16,000.00
8.	1430	Architect Fee (9% of 46,000.00)	4,140.00
9.	1475	Furniture Replacement: Office,	
		Community Room & Outside	3,000.00
10.	1465	Appliance Replacement: Project I	
		(4 ranges)	1,500.00
11.	1406	Advertisement	625.00
12.	1460	Door Replacement	
		(A) Boiler Room Double	2,700.00
		(B) Door across Public	2,200.00
		Restroom	1,500.00
		(C) Apt. #112 – Outside	
13.	1460	Elevator Valve Replacement	6,300.00
14.	1460	Attic Insulation & Baffles: Project I	
		(r-19) .55 per sq. ft. (18,000 sq. ft.)	12,900.00
15.	1406	Operations	3,131.00
		TOTAL	\$103,874.00

## **CAPITAL FUNDS**

Small PHA Plan Update Page 28 **Table Library** 

## FISCAL YEAR 2003 (\$103,874.00) – WORK IN 2004

ITEM NO.	ACCOUNT NO.	WORK ITEM	TOTAL
1.	1408	Management Improvements	4,500.00
2.	1475	Computer Upgrades	3,500.00
3.	1410	Office Secretary: 52 weeks @ 20 hours	8,700.00
		@ 8.45 per hour	
4.	1406	Emergency Overtime: Maintenance	750.00
5.	1450	Sidewalk Replacement	2,500.00
6.	1465	Appliance Replacement – Project I (15	5,654.00
		ranges @ 377.00 each)	
7.	1460	Carpet Replacement/Tile Removal –	28,202.00
		Project I - Second Floor, Community	
		Kitchen, Janitor Closets	
8.	1450	Landscape Improvements	1,200.00
9.	1450	Additional Parking N/E Corner	4,000.00
10.	1450	Lighting Installation N/E Corner	2,000.00
11.	1460	Bedroom Light/Fan Installation –	13,500.00
		Project I (60 @ 225.00 each)	
12.	1460	Bedroom Light/Fan Installation –	4,500.00
		Project II (20 @ 225.00 each)	
13.	1475	Maintenance Equipment: Vacuum, etc.	900.00
14.	1406	Advertisement	600.00
15.	1430	Architectural Fee (9% - items 5, 9, 10,	2,790.00
		11, 12, & 16)	
16.	1460	Counter Top Replacement – Project II (	4,500.00
		20 apartments)	
17.	1460	Boiler Room Update: expansion tank/	1,000.00
		improvements	
18.	1406	Operations	9,866.00
19.	1460	Lavatory Floor Replacement	
		(A) Ceramic Tile – Apt. 268	
		(B) Kitchen Linoleum – Apt. 131	1,000.00
20.	1475	Furniture: Office, Community Room,	
		Hallways	4,212.00
		TOTAL	\$103,874.00

### CAPITAL FUNDS FISCAL YEAR 2004 (\$103,874.00) – WORK IN 2005

ITEM ACCOUNT	WORK ITEM	TOTAL

NO.       NO.         1.       1408       Management Improvements       4,500.00         2.       1475       Computer Upgrades/software, etc.       6,500.00         3.       Office Secretary: 52 weeks @ 20 hours       9,048.00         4.       1406       Emergency Overtime: Maintenance       800.00         5.       Patio Renovation: Gazebo, etc. (S/W 23,000.00       23,000.00         6.       1450       Sidewalk Replacement       1,500.00         7.       Maintenance Equipment: Grass cutter, drill, etc.       1,800.00         8.       1465       Install Microwaves – 82 @ 130.00 each       10,400.00         9.       1460       Boiler Controls Update       2,212.00         10.       Valve Replacements: include new access panels in hallways – Project I       29,000.00         11.       1406       Advertisement       600.00         12.       Architect Fee (9% of 53,500.00 - items 4,815.00         1430       5, 6, & 11)         13.       1406       Operations       9,699.00	770	***	1 Tillica oli	. 10/23/01/:49 AM
2.       1475       Computer Upgrades/software, etc.       6,500.00         3.       Office Secretary: 52 weeks @ 20 hours       9,048.00         4.       1406       Emergency Overtime: Maintenance       800.00         5.       Patio Renovation: Gazebo, etc. (S/W       23,000.00         6.       1470       Corner)       23,000.00         7.       Maintenance Equipment: Grass cutter, drill, etc.       1,800.00         8.       1465       Install Microwaves – 82 @ 130.00 each       10,400.00         9.       1460       Boiler Controls Update       2,212.00         10.       Valve Replacements: include new access panels in hallways – Project I       29,000.00         11.       1406       Advertisement       600.00         12.       Architect Fee (9% of 53,500.00 - items)       4,815.00         1430       5, 6, & 11)         13.       1406       Operations       9,699.00	NO.	NO.		
3.       Office Secretary: 52 weeks @ 20 hours       9,048.00         4.       1406       Emergency Overtime: Maintenance       800.00         5.       Patio Renovation: Gazebo, etc. (S/W       23,000.00         1470       Corner)       1470         6.       1450       Sidewalk Replacement       1,500.00         7.       Maintenance Equipment: Grass cutter, drill, etc.       1,800.00         8.       1465       Install Microwaves – 82 @ 130.00 each       10,400.00         9.       1460       Boiler Controls Update       2,212.00         10.       Valve Replacements: include new access panels in hallways – Project I       29,000.00         11.       1406       Advertisement       600.00         12.       Architect Fee (9% of 53,500.00 - items)       4,815.00         1430       5, 6, & 11)       9,699.00	1.	1408	Management Improvements	4,500.00
4.       1406       Emergency Overtime: Maintenance       800.00         5.       Patio Renovation: Gazebo, etc. (S/W 23,000.00       23,000.00         6.       1450       Sidewalk Replacement       1,500.00         7.       Maintenance Equipment: Grass cutter, drill, etc.       1,800.00         8.       1465       Install Microwaves – 82 @ 130.00 each       10,400.00         9.       1460       Boiler Controls Update       2,212.00         10.       Valve Replacements: include new access panels in hallways – Project I       29,000.00         11.       1406       Advertisement       600.00         12.       Architect Fee (9% of 53,500.00 - items fee (9% of 53,500.00 - items fee)       4,815.00         13.       1406       Operations       9,699.00	2.	1475	Computer Upgrades/software, etc.	6,500.00
4.       1406       Emergency Overtime: Maintenance       800.00         5.       Patio Renovation: Gazebo, etc. (S/W 23,000.00       23,000.00         6.       1450       Sidewalk Replacement       1,500.00         7.       Maintenance Equipment: Grass cutter, drill, etc.       1,800.00         8.       1465       Install Microwaves – 82 @ 130.00 each       10,400.00         9.       1460       Boiler Controls Update       2,212.00         10.       Valve Replacements: include new access panels in hallways – Project I       29,000.00         11.       1406       Advertisement       600.00         12.       Architect Fee (9% of 53,500.00 - items for tems sections)       4,815.00         1430       5, 6, & 11)       9,699.00	3.		Office Secretary: 52 weeks @ 20 hours	9,048.00
5.       Patio Renovation: Gazebo, etc. (S/W Corner)       23,000.00         6.       1450       Sidewalk Replacement       1,500.00         7.       Maintenance Equipment: Grass cutter, drill, etc.       1,800.00         8.       1465       Install Microwaves – 82 @ 130.00 each       10,400.00         9.       1460       Boiler Controls Update       2,212.00         10.       Valve Replacements: include new access panels in hallways – Project I       29,000.00         11.       1406       Advertisement       600.00         12.       Architect Fee (9% of 53,500.00 - items 5, 6, & 11)       4,815.00         13.       1406       Operations       9,699.00		1410	@ 8.70 per hour	
1470       Corner)         6.       1450       Sidewalk Replacement       1,500.00         7.       Maintenance Equipment: Grass cutter, drill, etc.       1,800.00         8.       1465       Install Microwaves – 82 @ 130.00 each       10,400.00         9.       1460       Boiler Controls Update       2,212.00         10.       Valve Replacements: include new access panels in hallways – Project I       29,000.00         11.       1406       Advertisement       600.00         12.       Architect Fee (9% of 53,500.00 - items 4,815.00         1430       5, 6, & 11)         13.       1406       Operations       9,699.00	4.	1406	Emergency Overtime: Maintenance	800.00
6.       1450       Sidewalk Replacement       1,500.00         7.       Maintenance Equipment: Grass cutter, drill, etc.       1,800.00         8.       1465       Install Microwaves – 82 @ 130.00 each       10,400.00         9.       1460       Boiler Controls Update       2,212.00         10.       Valve Replacements: include new access panels in hallways – Project I       29,000.00         11.       1406       Advertisement       600.00         12.       Architect Fee (9% of 53,500.00 - items for the state of the	5.		Patio Renovation: Gazebo, etc. (S/W	23,000.00
7.       Maintenance Equipment: Grass cutter, drill, etc.       1,800.00         8.       1465       Install Microwaves – 82 @ 130.00 each       10,400.00         9.       1460       Boiler Controls Update       2,212.00         10.       Valve Replacements: include new access panels in hallways – Project I       29,000.00         11.       1406       Advertisement       600.00         12.       Architect Fee (9% of 53,500.00 - items 5, 6, & 11)       4,815.00         13.       1406       Operations       9,699.00		1470	Corner)	
1475       drill, etc.         8.       1465       Install Microwaves – 82 @ 130.00 each       10,400.00         9.       1460       Boiler Controls Update       2,212.00         10.       Valve Replacements: include new access panels in hallways – Project I       29,000.00         11.       1406       Advertisement       600.00         12.       Architect Fee (9% of 53,500.00 - items 4,815.00         1430       5, 6, & 11)         13.       1406       Operations       9,699.00	6.	1450	Sidewalk Replacement	1,500.00
8.       1465       Install Microwaves – 82 @ 130.00 each       10,400.00         9.       1460       Boiler Controls Update       2,212.00         10.       Valve Replacements: include new access panels in hallways – Project I       29,000.00         11.       1406       Advertisement       600.00         12.       Architect Fee (9% of 53,500.00 - items 4,815.00         1430       5, 6, & 11)         13.       1406       Operations       9,699.00	7.		Maintenance Equipment: Grass cutter,	1,800.00
9.       1460       Boiler Controls Update       2,212.00         10.       Valve Replacements: include new access panels in hallways – Project I       29,000.00         11.       1406       Advertisement       600.00         12.       Architect Fee (9% of 53,500.00 - items 5, 6, & 11)       4,815.00         13.       1406       Operations       9,699.00		1475	drill, etc.	
10.       Valve Replacements: include new access panels in hallways – Project I       29,000.00         11.       1406       Advertisement       600.00         12.       Architect Fee (9% of 53,500.00 - items 5, 6, & 11)       4,815.00         13.       1406       Operations       9,699.00	8.	1465	Install Microwaves – 82 @ 130.00 each	10,400.00
1460       access panels in hallways – Project I       29,000.00         11.       1406       Advertisement       600.00         12.       Architect Fee (9% of 53,500.00 - items       4,815.00         1430       5, 6, & 11)       9,699.00         13.       1406       Operations       9,699.00	9.	1460	Boiler Controls Update	2,212.00
11.       1406       Advertisement       600.00         12.       Architect Fee (9% of 53,500.00 - items 1430       4,815.00         13.       1406       Operations       9,699.00	10.		Valve Replacements: include new	
12. Architect Fee (9% of 53,500.00 - items 4,815.00 5, 6, & 11)  13. 1406 Operations 9,699.00		1460	access panels in hallways – Project I	29, 000.00
1430 5, 6, & 11)  13. 1406 Operations 9,699.00	11.	1406	Advertisement	600.00
13. 1406 Operations 9,699.00	12.		Architect Fee (9% of 53,500.00 - items	4,815.00
		1430	5, 6, & 11)	
TOTAL \$103,874.00	13.	1406	Operations	9,699.00
TOTAL \$103,874.00				
			TOTAL	\$103,874.00

### CAPITAL FUNDS FISCAL YEAR 2005 \$103,874.00 – WORK IN 2006

<b>ITEM</b>	ACCOUNT	WORK ITEM	TOTAL
NO.	NO.		
1.	1408	Management Improvements	4,500.00

		Printed C	on: 10/23/01/:49 AM
2.	1475	Computer Equipment	5,000.00
3.	1410	Office Secretary: 52 weeks @ 20	9,318.00
		hours @ 8.96 per hour	
4.	1406	Emergency Overtime: Maintenance	800.00
5.	1460	Replace Apartment Lavatory Doors –	17,160.00
		Project I (60)	
6.	1460	Install Handrails – Project I	9,120.00
7.	1475	Replace (1) Washer in Laundry	750.00
8.	1475	Maintenance Equipment	1,800.00
		Replacement:(1) Snowblower	
9.		Furniture/equipment: Office, Common	
	1475	Areas, Outside – intercom, stereo	3,000.00
		system, etc.	
10.	1460	Painting of Public Areas (hallways)	5,444.00
11.	1460	Replace Public Restroom Doors –	1,600.00
		Project I (2)	
12.	1430	Architectural Fee (9% of 53,380.00 -	
		items 5, 6, 11, 14, & 15)	4,804.00
13.	1460	Add Door Assist to Handicap Lavatory	1,500.00
		Door – Project I (Stanley or Comp.)	
14.	1470	Construct Gazebo at N/E Area	24,000.00
15.	1406	Operations	9,866.00
16.	1460	Dining Room: East paneled wall	
		replacement	5,212.00
		TOTAL	\$103,874.00